

Alamo Municipal Advisory Council

Clark Johnson, Chair
David Barclay, Vice-Chair
Anne Struthers
Sanjiv Bhandari
Susan Rock
Steve Mick
Genevieve Herron, Youth Member



Candace Andersen, Supervisor

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*The Alamo Municipal Advisory Council serves as an advisory body to the
Contra Costa County Board of Supervisors and the County Planning Agency.*

MEETING AGENDA

Tuesday, November 10, 2020

6:00 p.m.

Online Meeting via [Zoom](#); Meeting ID: 945 7274 9834

Or Telephone Dial: USA 214 765 0478 or USA 888 278 0254 (US Toll Free); Conference code: 689647

Time is allotted under Public Comment for persons who wish to speak for up to three minutes on any item NOT on the agenda. Persons who wish to speak on matters on the agenda will be heard for up to three minutes when the Chair calls for comments. After persons have spoken on an agenda item, the public comment period will be closed by the Chair and the matter is subject to discussion and/or action by the MAC. Persons wishing to speak may contact the Supervisors office to submit comments.

1. CALL TO ORDER - PLEDGE OF ALLEGIANCE - ROLL CALL

- a. All Members Present, Youth Member Not Present

2. STAFF/AGENCY REPORTS

- a. District II Staff Update –
 - i. The next Alamo Liaison meeting is scheduled for November 16, 2020 via [Zoom](#) (Meeting ID: Meeting ID: 974 0650 7657; Password: 814791)
 - ii. COVID19 County Response Update
- b. San Ramon Valley Fire Protection District update
 - i. Outdoor dining with a tent and fires inside the tent will be allowed
- c. Contra Costa County Sheriff - Valley Station Update
 - i. None.

3. PUBLIC COMMENT (3 minutes/speaker)

Pursuant to the Brown Act, this time is provided for members of the public and community groups to address the committee on matters within the committee's jurisdiction and not on the agenda. An opportunity will be provided as part of each agenda item for public comment on the item. Time allowed for each individual is three minutes. The Chair will recognize only those speakers who have filled out and turned in a speaker card.

4. PRESENTATIONS

- a. Hemme Station Park Shade Structure – Presentation by Carl Roner, Special Districts.

Member Struthers motions to move forward with the cantilever design and select a mix of three trees as presented to be installed appropriately for growth and sun. Color should be tan/beige. Unanimous approval.

5. NEW BUSINESS

- a. VR20-1018 – The applicant requests approval of Variances to allow a 10-foot side yard (where 15 feet is required) and a 25-foot side yard aggregate (where 35 feet is required) in order to construct additions to an existing single-family residence. Address is 45 Corwin Drive, Alamo.

Mike Gibson, AIA – recommend approval for a 10-foot minimum; not recommend approval of cumulative aggregate because there is no need for a larger garage and is kind of approval.

Motion by Member Barclay to recommend approval of both variances.

Recommendations to move windows in order to give neighbors more privacy. Second by Member Bhandari. All Members in favor, Member Mick abstain.

- b. VR20-1019 – The applicant requests approval of a Variance and a Small Lot Design Review to allow a 9-foot, 7-inch side yard (where 10-feet is the minimum) for a 276 square-foot addition. Address is 920 Forest Lane, Alamo.

Mike Gibson, AIA – minimal impact to the area.

Motion to approve Member Bhandari, Barclay seconds, unanimous approval.

- c. MS20-0003 – The applicant is seeking approval of a one parcel Minor Subdivision with a designated remainder. Address is 10 Serenity Lane, Alamo.

Scott Greenwood-Meinert, Attorney for applicant

Mike Gibson – AIA recommends denial

Bill Dunkle – resident of Lackland Drive, opposed

Christine Gaber – recommend denial, opposed

Bart Bradenburg – recommend denial, opposed

Juan Pablo Galvan, Save Mount Diablo

Don Strassman – opposed

Terry Thompson – opposed

Bud Allen – opposed

Aimee Mattos – opposed

Julie Reid – opposed

Mary Erickson – opposed

Gretchen Bryce – President of Whitegate HOA, opposed

Michael Caporusso – opposed

Motion by Member Barclay to incorporate a covenant with some of the language that has been put on the record. Second from Member Struthers. Unanimous approval.

Language proposed by Member Barclay: "Prior to any sale, lease or finance of the designated remainder property, the applicant shall obtain a parcel map, a final map, a certificate of compliance or a conditional certificate of compliance. Concurrent with the recording of the parcel map for Parcel A, the Applicant will record a covenant against the designated remainder property, pursuant to which the Applicant and its successors agree (a) prior to any development on the designated remainder property that is within the Urban Limit Line and currently has a P-1 zoning district, the owner shall obtain approval of a preliminary and final development plan, and (b) prior to any development on the designated remainder property that is outside the County's Urban Limit Line, the Applicant shall process, at a minimum, a development application that will be heard by the Zoning Administrator, which may be appealed to the Planning Commission and the Board of Supervisors."

- d. Alamo Park Opportunities

- i. Member Bhandari – favor the idea; would like to see Alamo partner with Danville

1. Find out if we have access from Lewis Lane (parking and access)
2. What is the price range?
- ii. Inquire about the availability of the property – if it is available in the MACs budget, bring it back to the MAC for comment.

6. OLD BUSINESS

- a. None.

7. CONSENT CALENDAR

All matters listed under CONSENT CALENDAR are considered by the Alamo MAC to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the Alamo MAC or a member of the public prior to the time the Alamo MAC votes on the motion to adopt.

- a. Approve October 6, 2020 Record of Actions.
 - i. Motion to approve; unanimous approval.

8. SUBCOMMITTEE REPORTS

Alamo AOB Subcommittee for Schools: Mick, Rock

Alamo AOB Subcommittee for Downtown: Rock (chair), Barclay, Bhandari

Alamo Police Services Advisory Committee: Johnson (chair and P-5 MAC representative), Struthers

Land Use Planning Subcommittee: Barclay (chair) and Bhandari

Iron Horse Corridor Subcommittee: Struthers

Parks and Recreation subcommittee: Struthers (chair), Mick, Rock

Trees and Landscape Subcommittee: Rock (chair), Mick, Bhandari

9. CORRESPONDENCE (the following items are listed for informational purposes only and may be considered for discussion at a future meeting).

- a. None

10. COMMENTS BY MEMBERS OF THE ALAMO MAC

11. FUTURE AGENDA ITEMS

- a. Contra Costa County Proposed Tree Ordinance.
- b. Envision 2040.

12. ADJOURNMENT

- a. Move to adjourn by Member Struthers, unanimous approval.

The Alamo Municipal Advisory Council will provide reasonable accommodations for persons with disabilities planning to attend the meeting who contact Supervisor Candace Andersen's office at least 72 hours before the meeting at 925-957-8860.

Materials distributed for the meeting are available for viewing at the District 2 Office at 309 Diablo Road, Danville, CA 94526. To receive a copy of the Alamo MAC agenda via mail or email, please submit your request in writing using a speaker card or by contacting Supervisor Andersen's office at 925-957-8860. Complete name and address must be submitted to be added to the list.